

BRIDGEWATER TOWNSHIP PLANNING BOARD
Regular Meeting
Tuesday, September 27, 2022
—MINUTES—

CALL MEETING TO ORDER

Chairman Vescio called the meeting to order at 7:05 p.m. in the Bridgewater Township Municipal Building.

OPEN PUBLIC MEETINGS ACT ANNOUNCEMENT & FLAG SALUTE

Adequate notice of this meeting has been given in accordance with the Open Public Meetings Act N.J.S.A.10:4-6. On January 14, 2022, proper notice was sent to the Courier News and the Star-Ledger, filed with the Clerk at the Township of Bridgewater and posted on the bulletin board in the Municipal Building. Please be aware of the Planning Board policy for public hearings: No new applications will be heard after 10:00 pm and no new testimony will be taken after 10:15 pm. Hearing assistance is available upon request. Accommodation will be made for individuals with a disability, pursuant to the Americans With Disabilities Act (ADA), provided the individual with the disability provides 48 hours advance notice to the Planning Board Secretary before the public meeting. However, if the individual should require special equipment or services, such as a CART transcriber, seven days advance notice, excluding weekends and holidays, may be necessary.

ROLL CALL

PRESENT*

Chairman Maurizio Vescio
Councilman Timothy Ring
Ms. Ashely Sikora
Mr. Henry Wang
Mr. James Magura
Ms. Lauren Zarro
Ms. Sonja Chartowich

ALSO PRESENT

Douglas Steinhardt, Esq. (for Mark Peck, Board Attorney)
Board Planner, Scarlett Doyle, P.P.
Nancy Probst, Board Administrator

ABSENT

Mayor Matthew Moench
Mr. Tom Genova
Mr. Inderpreet Banga

**Mr. Pappas was not present for roll call/arrived late.*

Mr. Vescio announced that the PSE&G Concept Plan (scheduled for this evening) was adjourned to an indeterminate date. Ms. Doyle expounded on this.

MEETING OPEN TO THE PUBLIC

Members of the public wishing to address the Board on any matter not listed on the agenda were invited to do so at 7:08.

Henry Viswat (Beechwood Ave., Middlesex) related that he was interested in the status of the PSE&G Concept Plan because his lot abuts the subject property. Ms. Doyle responded to a question from Mr. Viswat about ownership of the property between the Green Brook and the PSE&G property. Councilman Ring clarified that the PSE&G proposal was a Concept Plan; not an application. Location and utilization of the Substation/Data Center was discussed in response to a question from Mr. Viswat about same. Chairman Vescio affirmed that the best way to stay informed on the status of the matter would be to monitor the agenda.

MINUTES

Motion by Mr. Wang, **seconded** by Ms. Sikora to adopt the Minutes of 8/23/22, as presented.

Roll Call:

Aye: Chairman Vescio, Ms. Sikora, Mr. Wang

Nay:

Abstain: Councilman Ring

The Minutes of 9/13/22 were tabled.

RESOLUTIONS

APPOINTMENT OF CONSULTING TRAFFIC ENGINEER

Councilman Ring explained that the Consulting Traffic Engineer would be used on an as needed basis and that he would not be paid from taxpayer funds.

Motion by Councilman Ring, **seconded** by Ms. Zarro to adopt a resolution memorializing appointment of Bright View Engineering as Consulting Traffic Engineer.

Roll Call:

Aye: Chairman Vescio, Councilman Ring, Ms. Zarro, Mr. Magura, Ms. Sikora, Mr. Wang, Ms. Chartowich

Nay:

Abstain:

MASTER PLAN PUBLIC HEARING

MASTER PLAN RE-EXAM REPORT [A MASTER PLAN AMENDMENT] AND AMENDMENT TO THE LAND USE ELEMENT OF THE MASTER PLAN

Ms. Doyle explained that the purpose of the re-exam and amendment was to facilitate re-zoning of Lot 42 (from R40 to C2) in order to expand opportunities for development.

**Mr. Pappas arrived at 7:15.*

Councilman Ring advised that the Township is looking to pursue opportunities for a digital monument, mentioning DOT requirements for same.

Motion by Councilman Ring, **seconded** by Ms. Sikora to adopt the Master Plan Re-examination and Amendment to the Land Use Element of the Master Plan, as presented.

Roll Call:

Aye: Chairman Vescio, Councilman Ring, Mr. Pappas, Ms. Zarro, Mr. Magura, Mr. Wang, Ms. Sikora, Ms. Chartowich

Nay:

Abstain:

MASTER PLAN CONSISTENCY REVIEW

AN ORDINANCE AMENDING THE LOCATION OF THE C-2 REGIONAL RETAIL BUSINESS ZONE BOUNDARY LINE TO INCLUDE A PORTION OF BLOCK 411.01, LOT 42, ALSO KNOWN AS 100 COMMONS WAY.

Referencing Ms. Doyle's 9/27/22 memo, Chairman Vescio solicited questions/comments from the Board related to the consistency review.

On a finding that the Ordinance was NOT inconsistent with the Master Plan, the Board moved to recommend it for adoption as written.

Motion by Mr. Pappas, **seconded** by Ms. Zarro to recommend the Ordinance, as presented for adoption.

Roll Call:

Aye: Chairman Vescio, Councilman Ring, Mr. Pappas, Ms. Zarro, Mr. Magura, Mr. Wang, Ms. Sikora, Ms. Chartowich

Nay:

Abstain:

Ms. Doyle provided an overview of the consistency review process and referring to her 9/27/22 memo, suggested that the Board could make a finding that the ordinance was NOT inconsistent with the Master Plan. No further action was taken as the Board had voted on the consistency finding prior to Ms. Doyle's recommendation.

DISCUSSION

Ms. Doyle referenced her memo of 9/20/22 in a discussion of draft Warehouse Siting Guidance from the State Planning Commission (as distributed). She explained that traffic and parking needs (in particular) would vary based on types of warehousing (citing the recent appointment of the Consulting Traffic Engineer).

Ms. Doyle spoke about pending applications and the effect that a zoning change would have on them, given their entitlement to zoning/standards in effect at the time of completeness. She stressed the importance of looking at guidelines in light of current trends relative to office buildings.


There was a brief discussion about disseminating the information to the Governing Body. The Board concluded to have Ms. Probst provide the document to Linda Doyle for distribution.

Ms. Doyle provided an update on matters scheduled for the next Board meeting.

ADJOURNMENT

Motion by Councilman Ring, **seconded** by Ms. Sikora and unanimously carried to adjourn the meeting at 7:27 p.m.

Respectfully submitted,



Nancy Probst, Land Use Administrator

Approved: 12/13/22